

093.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
835,100 / 835,100

USE VALUE:

835,100 / 835,100

ASSESSED:

835,100 / 835,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
104		RONALD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ATKINS ARON C/BARBARA D	
Owner 2:	
Owner 3:	

Street 1: 104 RONALD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MELANSON PAUL J -

Owner 2: -

Street 1: 104 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	422,100	5,600	407,400	835,100		60677
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

Total Card / Total Parcel  
835,100 / 835,100

!7641!

**PRINT**

Date	Time
12/30/21	05:55:18

Date	Time
03/23/20	09:51:43

danam

7641

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.****BUILDING PERMITS****ACTIVITY INFORMATION****SALE INFORMATION****TAX DISTRICT****PAT ACCT.****BUILDING PERMITS**

**EXTERIOR INFORMATION**

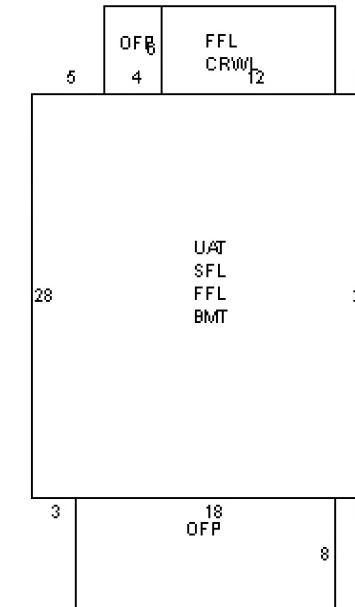
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	LT BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

PDAS:

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G7
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	171.990
Other Features:	106298
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442484
Depreciation:	20354
Depreciated Total:	422130

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	189.19	
Special Features:	0	Val/Su Net:	169.11	
Final Total:	422100	Val/Su SzAd:	298.09	

**PARCEL ID**

093-0-0005-0011.0

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More: N Total Yard Items: 5,600 Total Special Features: Total: 5,600

**AssessPro Patriot Properties, Inc**